



STAFF REPORT

BARTHOLOMEW COUNTY PLAN COMMISSION (December 9, 2015 Meeting)

Docket No. / Project Title: MA/C-15-02 (Driftwood Center, Section1)
Staff: Allie Keen
Applicant: Edin-Apple, LLC
Property Size: +/- 30.66 Acres
Current Zoning: CR (Commercial: Regional) & I-1 (Industrial: Light)
Location: North and south sides of Hartman Drive on the west side of US 31, in German Township.

Background Summary:

The applicant proposes to revise the concept plan for the Driftwood Center Section 1 subdivision to allow the creation of an additional lot. This new lot would be the north half of Lot 7, which is currently occupied by Applebee's. A key feature of the original Driftwood Center approval is a very specific traffic pattern that allows traffic to enter from the frontage road but only exist from Hartman Drive.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: The applicant is not proposing any traffic pattern changes. Is the proposed creation of the new lot consistent with the original approval and the Subdivision Control Ordinance.

Preliminary Staff Recommendation:

Approval, contingent on the outstanding technical comments being addressed. The proposed revision to the concept plan includes only 1 additional commercial lot within an identified development district of the Comprehensive Plan. The approval should be subject to the following conditions:

1. All traffic shall exit Lots 5, 7A, 8A, 9, and 11 onto Hartman Drive. The frontage road (Heflin Park Rd.) shall only provide entry to these lots.
2. Sidewalks shall be installed along the frontage of Lot 7, consistent with the approved Applebee's site plan (B/ZC-14-20-Oct.) site plan along the Hartman Drive and the frontage road frontages prior to the approval of the next final plat (including that for this additional lot) within the Driftwood Center major subdivision.
3. The pavement markings on Lot 7 shall be corrected to only point to the west (indicating entrance only) at the Heflin Park Road access consistent with the approved Zoning Compliance Certificate (B/ZC-14-20-Oct.) site plan prior to the approval of the next final plat within the Driftwood Center major subdivision.
4. All outstanding technical comments shall be addressed.

Plan Commission Options:

In reviewing a request for major subdivision concept plan approval, the Plan Commission shall (1) approve the request if the proposal is consistent with the criteria provided by the Subdivision Control Ordinance, (2) deny the request if the proposal is inconsistent with the criteria provided by the Subdivision Control Ordinance, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure (per Subdivision Control Ordinance Section 8-114(a)).

Plan Commission Considerations:

Section 8-42(c) of the Subdivision Control Ordinance indicates that before providing guidance to the applicant regarding the proposed subdivision concept plan, the Commission shall give consideration to the following:

1. The arrangement, location, and width of roads.
2. Lot sizes and arrangement.
3. Drainage, both on site and within the general area.
4. Sewage disposal, water supply, and other utilities.

Outstanding Technical Comments:

The following outstanding technical comments must be addressed by the applicant:

1. In the title block, revise the project name to "Driftwood Center, Section 1 Revised Conceptual Plan" to be consistent with the title of the plat.
2. Label the drainage pattern arrows on the drawing or provide a legend, per Subdivision Control Ordinance Section 8-42(b)(2)(g).
3. Please include a "in only" traffic circulation arrow for Lot 7A to be specific to each lot this provision applies to as well as consistent with the approved Driftwood Center final plat.
4. The platted "No Access" easement in its entirety should be shown on the drawing to be consistent with the final plat. This easement is along the entire US 31 frontage of Lots 5, 6, 7A, 8A, 9, and 11.
5. Rename the "Heflin Park Road" to just "Private Street".

Current Property Information (entire subdivision site):	
Land Use:	Commercial and Industrial, Lot 7 has been recently developed as a restaurant (Applebee's) on the south side of the lot.
Site Features:	Commercial and Industrial buildings, parking, and landscaping.
Flood Hazards:	The southern corner of Lot A2B is located within the 100-year and 500-year floodway fringe.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances at this location.
Vehicle Access:	This property gains access primarily from Hartman Drive (Subdivision Street). There is a frontage road that provides access to lots 5, 7, 8A, and 9. The final plat for these properties limits properties to entering only from the frontage road and exiting onto Hartman Drive. This frontage road will also provide access to the proposed new lot (Lot 11).

Surrounding Zoning and Land Use (entire subdivision site):		
	Zoning:	Land Use:
North:	AG (Agriculture: General)	Recreation (Driftwood RV Park)
South:	CR (Commercial: Regional)	Commercial (Gas Station, Vic's Antiques) Agricultural Field
East:	Columbus/Edinburgh/Bartholomew County Joint District Jurisdiction	Commercial (Edinburgh Outlet Mall)

West:	AG (Agriculture: General)	Recreation (Blue's Canoes & Driftwood RV Park)
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Interdepartmental Review:	
County Highway Engineer:	<ol style="list-style-type: none"> 1. The County Highway Department is okay with the proposed subdivision with the condition that all traffic exit onto Hartman Drive with no outlet onto the frontage road (Heflin Park Road) along US 31. 2. I do not like additional traffic going onto the Heflin Park/frontage road intersection, which I know is happening now even with the restriction.
Code Enforcement:	No Comments.
County Fire Inspector:	No Comments.
INDOT:	No Comments.

History of this Location:

The relevant history of this property includes the following:

1. In April of 1990, a concept plan for the Driftwood Center, Section 1 Major Subdivision (MA/C-90-2) that included a total of 8 commercial lots on approximately 24.5 acres was approved by the Bartholomew County Plan Commission. The concept plan also called out a 99.55 acre property to the north as future development. The Plan Commission approved the concept plan but expressed concern regarding the existing frontage drive not being labeled as "entry only".
2. In May of 1990, the preliminary plat (MA/P-90-3) for Driftwood Center Section 1 was approved with 13 conditions. One of the conditions stated that the existing frontage road be shown as an access easement. The preliminary plat also included notations stating that the frontage road only provided entry to the lots and no exit.
3. In May of 1991, a final plat (MA/S-91-4) for Driftwood Center received secondary approval. The final plat was consistent with the preliminary plat and had a notation stating that the frontage road only provided entry to the lots and no exit.
4. In April of 1993, the Bartholomew County Plan Commission considered a concept plan for Driftwood Center Section 2 (MA/C-93-1). As a part of that concept plan, the applicant proposed to amend the location of a possible future road that was shown on the original concept plan for Driftwood Center Section 1. This request was ultimately withdrawn by the applicant at the Plan Commission meeting.
5. In June of 1993, the Bartholomew County Plan Commission approved a minor subdivision (MI/P-93-15) for Driftwood Center Section 2, which created 2 lots, for a total of 10 lots within the entire Driftwood Center development (Sections 1 and 2). Section 2 is located immediately north of Section 1.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The concept plan is required by the Bartholomew County Subdivision Control Ordinance in order to give the Plan Commission a chance to assist the applicant while preparing an acceptable major subdivision proposal. The applicant can receive guidance from the Plan Commission on topics such as land suitability and development patterns that are in-line with the future goals of the county. Once

concept plans are approved by the Plan Commission, applicants are then required to submit a preliminary plat for approval, followed by the final plat.

2. Section 8-42(d) of the Subdivision Control Ordinance states that any modifications to the approved concept plan can only be made with the approval from the Plan Commission. At this time, the applicant is proposing to revise the concept plan to further subdivide Lot 7 in order to create 1 additional lot (Lot 11).
3. Driftwood Center Section 1 is currently fully developed with a mix of uses such as commercial, mini self-storage, and some industrial uses. Lot 7 has been recently redeveloped as a restaurant (Applebee's). On site there is an existing building and parking lot. The proposed new lot line would divide this lot approximately in half through the parking lot which is intended to be shared between the two lots.
4. This subdivision currently gains access from Hartman Drive and US 31 via a frontage road. The frontage road provides access to lots 6, 7, 8A, 9, and the new lot (Lot 11). The remaining lots within Driftwood Center gain access from Hartman Drive. There was a condition of approval with the original preliminary plat of this subdivision that stated the frontage road could only provide entry to these lots and no exit. Traffic was to exit onto Hartman Drive to access US 31. This condition was intended to prevent motorists from accessing US 31 at Heflin Park Road, which is not at a signalized intersection. According to the provided concept plan, this notation will be applied to the new lot.
5. The Comprehensive Plan Future Land Use map identifies the subject property as being located within a "Development District". The Development District was applied to areas where development is appropriate only on non-flood hazard land, where drainage issues may be adequately addressed, and only if public sewer and water connections are possible. The subject property is immediately adjacent to a developed area and meets these recommendations of the Comprehensive Plan.
6. The subject property is located within the focus area of the Comprehensive Plan's Northern Gateway Land Use and Transportation Plan. The Northern Gateway Plan included recommendations to improve the traffic circulation in this area. These recommendations included the following:
 - Extending Hartman Drive south to Willoughby Drive.
 - Install signage along Hartman Drive that guides traffic to businesses from US 31.
 - Remove the median break at Heflin Park Road creating a right-in/right-out only access to US 31.

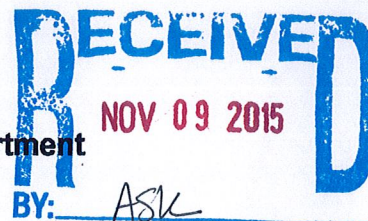
This plan also identifies the future land use of the proposed new lot as commercial.

7. On October 17, 2014, a Zoning Compliance Certificate was issued for the construction of Applebee's located on Lot 7A. As a part of this approval, Applebee's was required to install public sidewalks along the Hartman Drive and frontage road frontages. Those sidewalks have not been installed at this time. Also, they were required to have traffic circulation arrows at the frontage road entrance that only pointed to the west in order to discourage traffic from exiting back onto the frontage road. The arrows onsite currently point in both directions.

Subdivision Control Ordinance Consideration(s):

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application: Section 8-42 (a): Concept Plan: In order to assist the applicant in preparing an acceptable major subdivision proposal, the Commission shall review and discuss with the applicant a concept plan. The purpose of this discussion is to enable the applicant to receive guidance from the Commission as to the suitability of the land for the development proposed, any aspects of the proposal that do not meet the minimum requirements established by this Ordinance, and any alternative proposals the applicant may have that meet the intent but not the letter of the minimum requirements of this Ordinance (and therefore require the consideration of a modification).

Columbus – Bartholomew County Planning Department
Subdivision Application



Planning Department Use Only:

Jurisdiction: ☐ Columbus ☒ Bartholomew County ☐ Joint District

Docket No.: MA/C-15-02

Subdivision Application:

Subdivision & Application Type: ☒ Major - Concept Approval ☐ Major - Primary Approval
☐ Minor (Primary & Secondary Approval) ☐ Agriculture ☐ Administrative

Subdivision Name: Lot 7 - Driftwood Center

Applicant Information:

Name Edin-Apple LLC

Address 329 S. Main Street, Suite B, Doylestown, PA 18901
(number) (street) (city) (state) (zip)

Phone No.: 215-230-8080 Fax No.: n/a E-mail Address: erika@verrichiacompany.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Edin-Apple LLC

Address 329 S. Main Street, Suite B, Doylestown, PA 18901
(number) (street) (city) (state) (zip)

Phone No.: 215-230-8080 Fax No.: n/a E-mail Address: tom@verrichiacompany.com

Property Information:

Property Size: 2.64 acres or _____ square feet.

Township: German

Address 11860 N. U.S. 31 Edinburgh IN 46124
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

Existing Number of Parcels: 1 (includes total number of lots, parcels, blocks, etc.)

Proposed Number of Parcels: 2 (includes total number of lots, parcels, blocks, etc.)

Professional Land Surveyor Information:

Name: Steven W. Reeves @ The Schneider Corporation

Address 8901 Otis Avenue Indianapolis IN 46216
(number) (street) (city) (state) (zip)

Phone No.: 317-826-7121 Fax No.: 317-826-7110 E-mail Address: sreeves@schneidercorp.com

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: same as above

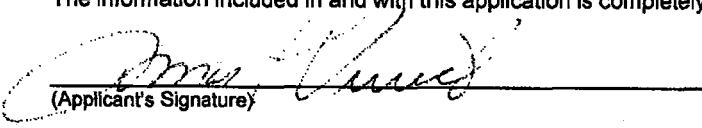
Address _____
(number) (street) (city) (state) (zip)

Phone No.: _____ Fax No.: _____ E-mail Address: _____

How would you prefer to receive information (please check one): ☒ Email ☒ Phone ☐ Fax ☐ Mail

Applicant's Signature:

The information included in and with this application is completely true and correct to the best of my knowledge and belief.


(Applicant's Signature)

11/5/15
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, if required by the Plan Commission Rules of Procedure, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete. **Note: All property owners must sign this application.**


(Owner's Signature)

11/5/15
(Date)

(Owner's Signature)

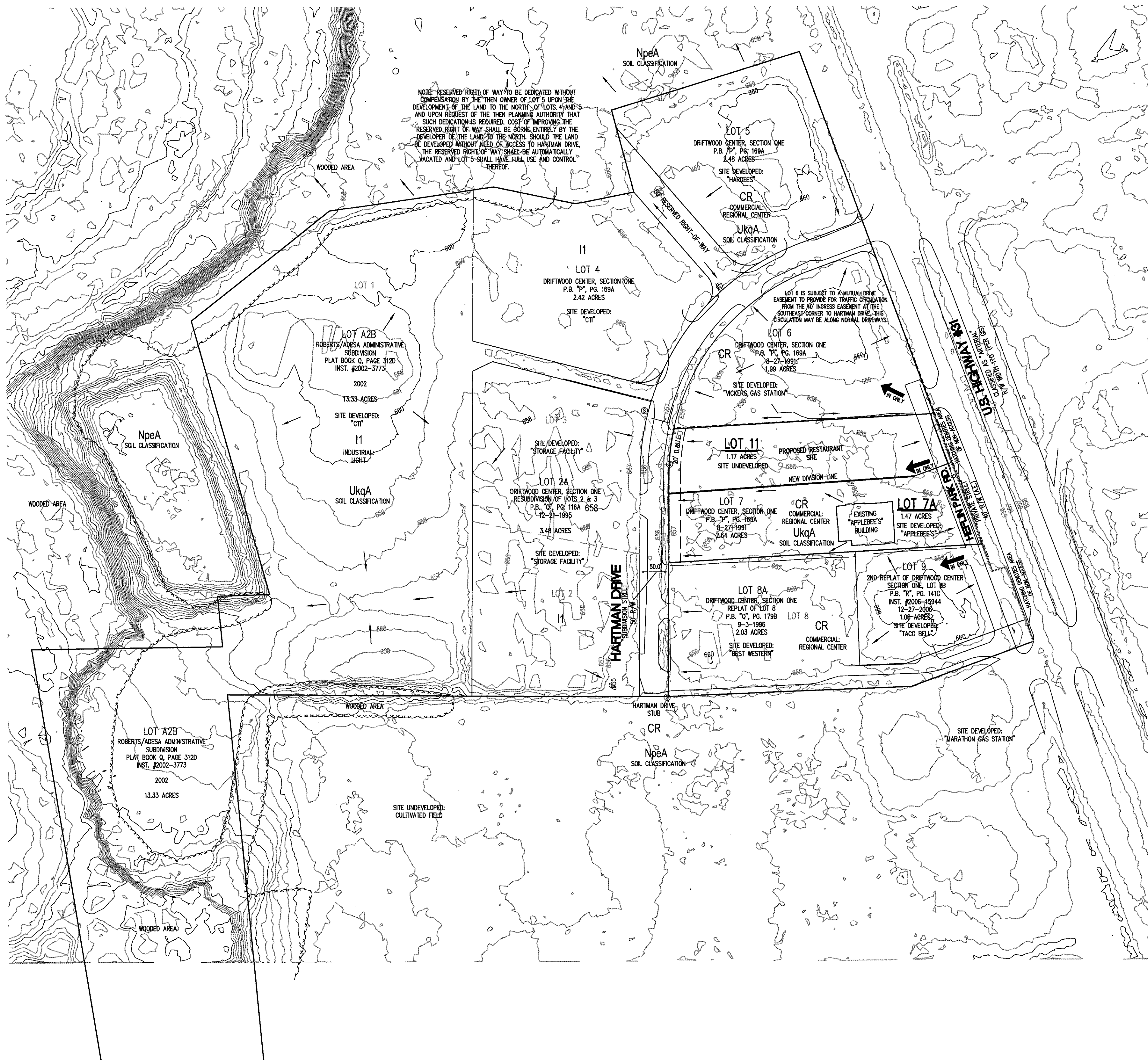
(Date)

(Owner's Signature)

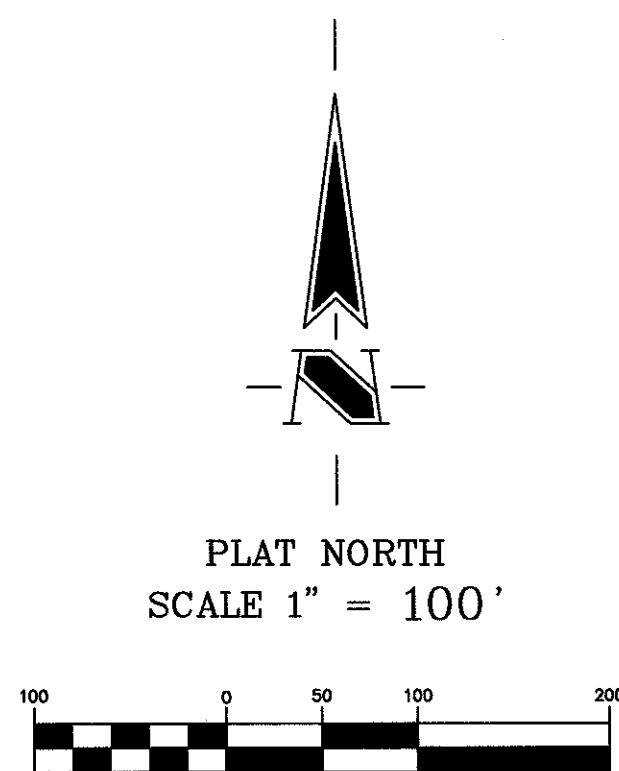
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(Owner's Signature)

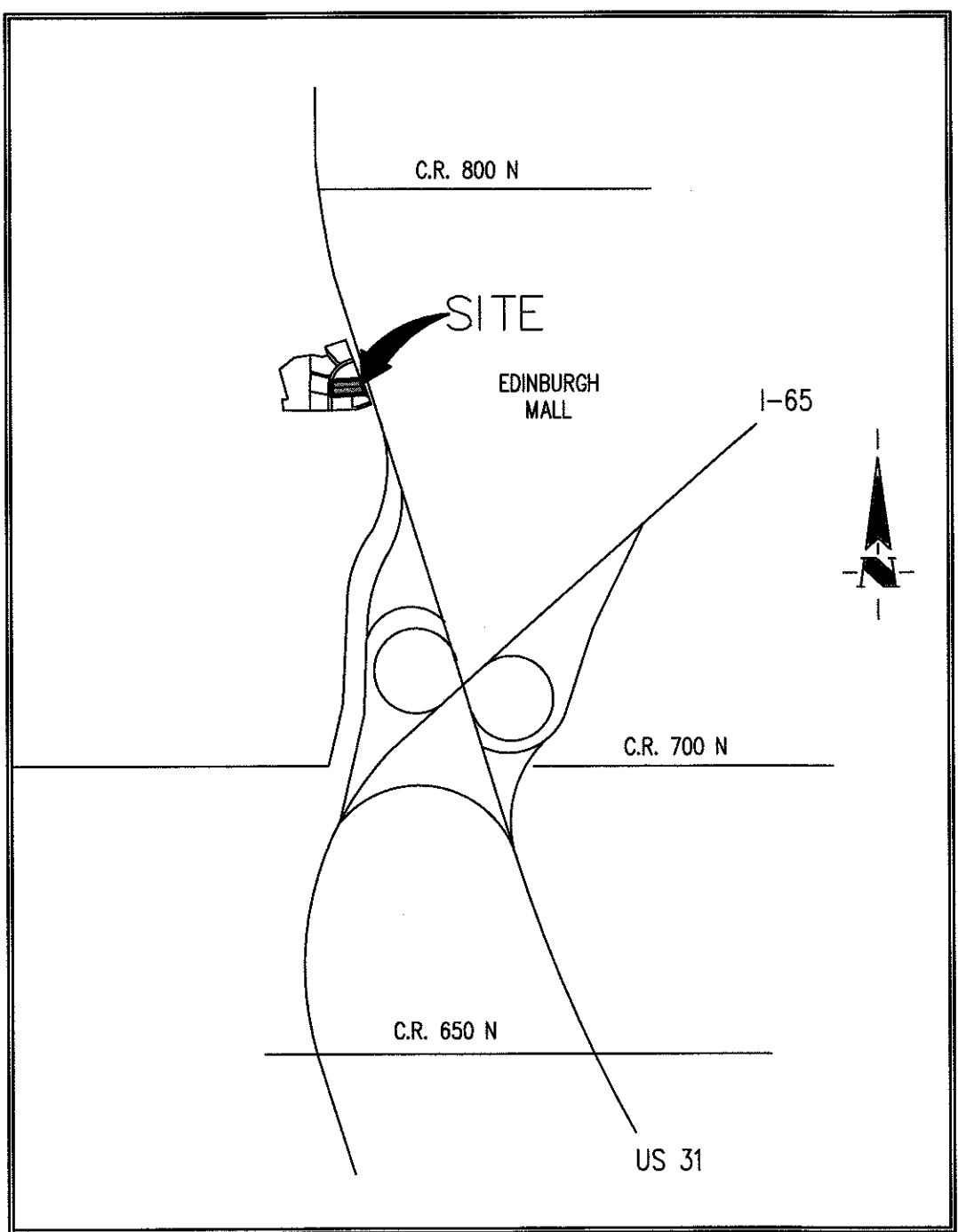
(Date)



DRIFTWOOD CENTER, SECTION 1 REVISED CONCEPTUAL PLAN



SITE MAP



THE SCHNEIDER CORPORATION
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Architecture
Civil Engineering
Environmental Engineering
Geotechnical Services
GIS • LIS
Home Builder Services
Interior Design
Land Surveying
Landscape Architecture
Transportation Engineering

Applebee's Edinburgh Indiana
CONCEPTUAL PLAN

1860 N. U.S. Highway 31, Edinburgh, Indiana
THE VERRICHA COMPANY
202 S. Main Street, Suite B, Dordrecht, PA 19020

DATE: 11-16-2015	PROJECT NO.: 9207.003
DRAWN BY: SWR	CHECKED BY: RGL
REVISIONS: SWR 11-24-2015 rev per comments	
DRAWING FILES: T:\9K\9207\003\dwg\Conceptual Plan.dwg	
SHEET NO.: 1	
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